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**TORRANCE CITY COUNCIL – MARCH 5, 2013**

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At 9:22 p.m., the meeting was adjourned to Tuesday, March 12, 2013 at 5:30 p.m. for an executive session, with the regular meeting commencing at 7:00 p.m. in the Council Chamber.

**MINUTES OF AN ADJOURNED REGULAR  
MEETING OF THE TORRANCE CITY COUNCIL**

**I. CALL TO ORDER**

The Torrance City Council convened in an adjourned regular session at 5:31 p.m. on Tuesday, March 5, 2013 in the Council Chamber at Torrance City Hall.

**ROLL CALL**

Present: Councilmembers Barnett, Brewer, Furey, Numark, Rhilinger, Sutherland and Mayor Scotto.

Absent: None.

Present: City Manager Jackson, City Attorney Fellows, City Clerk Herbers and other staff representatives.

Agenda Item 18 was considered out of order at this time.

**18. EXECUTIVE SESSION**

The City Council immediately recessed to closed session to confer with the City Manager and the City Attorney on agenda matters listed under 18A) Real Property – Conference with Real Property Negotiator, pursuant to California Government Code §54956.8.

The City Council reconvened at 7:01 p.m. with all members present. No formal action was taken on any matter considered in closed session.

**2. FLAG SALUTE/ INVOCATION**

The flag salute was led by Deputy Police Chief Kreager.

The non-sectarian invocation was given by Councilmember Rhilinger.

**3. REPORT OF CITY CLERK ON POSTING OF THE AGENDA/ MOTION TO  
WAIVE FURTHER READING**

City Clerk Herbers reported that the agenda was posted on the Public Notice Board at 3031 Torrance Boulevard on Thursday, February 28, 2013.

**MOTION:** Councilmember Furey moved that after the City Clerk has read aloud the number and title to any resolution or ordinance on the meeting agenda, the further reading thereof shall be waived, reserving and guaranteeing to each Councilmember the right to demand the reading of any such resolution or ordinance in regular order. The motion was seconded by Councilmember Numark and passed by unanimous vote.

**4. WITHDRAWN, DEFERRED OR SUPPLEMENTAL ITEMS**

No items were withdrawn or deferred. Supplemental material available for items: 10A, 12B, and 12C.

**5. COUNCIL COMMITTEE MEETINGS AND ANNOUNCEMENTS**

Fire Chief Racowschi announced ExxonMobil would be conducting their monthly testing of the Community Alert Siren on Wednesday, March 6, at approximately 11:30 a.m., with additional information available at 310.212.1852.

City Clerk Herbers invited staff and public to view the works of Torrance Artist Guild member Alfred Hagan on display in the City Clerk's office for the month of March.

Councilmember Rhilinger announced that the City Council Transportation Committee will meet on Thursday, March 14, at 4:30 p.m. in the Council Chamber to discuss the Car2Go program.

Mayor Scotto reported that the City Council Ad Hoc Legislative Committee met on Thursday, February 28, to review the 2013 priority projects, to discuss strategies for seeking funding opportunities, and to determine the date of a legislative trip to Washington, D.C.

Mayor Scotto with the concurrence of Council, request that staff bring forward an item requesting approval of June 4, 2013 as a Council dark night due to the legislative trip to Washington, D.C.

**6. COMMUNITY MATTERS**

**6A. RESOLUTION NO. 2013-13 RE POLICE LIEUTENANT STEVEN UNGLAUB**

**RESOLUTION NO. 2013-13**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE  
HONORING POLICE LIEUTENANT **STEVEN UNGLAUB** UPON HIS  
RETIREMENT FROM THE CITY OF TORRANCE AFTER THIRTY-TWO  
YEARS OF SERVICE

**MOTION:** Councilmember Rhilinger moved for the adoption of Resolution No. 2013-13. The motion was seconded by Councilmember Barnett and passed by unanimous vote.

Mayor Scotto presented the resolution to Steven Unglaub, who accepted with appreciation.

Police Chief Neu commended Mr. Unglaub for his dedicated service and wished him well in his retirement.

**6B. RESOLUTION NO. 2013-14 RE TIMOTHY TAYLOR**

**RESOLUTION NO. 2013-14**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE  
HONORING **TIMOTHY TAYLOR** UPON HIS RETIREMENT FROM THE  
CITY OF TORRANCE AFTER TWENTY-NINE YEARS OF SERVICE

**MOTION:** Councilmember Rhilinger moved for the adoption of Resolution No. 2013-14. The motion was seconded by Councilmember Barnett and passed by unanimous vote.

*To be presented at a later date.*

**6C. RESOLUTION NO. 2013-15 RE GENNARO CENTOFANTI**

**RESOLUTION NO. 2013-15**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE  
HONORING **GENNARO CENTOFANTI** UPON HIS RETIREMENT FROM  
THE CITY OF TORRANCE AFTER TWENTY-EIGHT YEARS OF SERVICE

**MOTION:** Councilmember Rhilinger moved for the adoption of Resolution No. 2013-13. The motion was seconded by Councilmember Barnett and passed by unanimous vote.

*To be presented at a later date.*

**6D. RECOGNITION OF NORTH TORRANCE HIGH SCHOOL SAXON REGIMENT  
MARCHING BAND AND COLOR GUARD**

Mayor Scotto congratulated the North Torrance High School Saxon Regiment Marching Band and Color Guard for winning the 2012 California State Band Championship and presented certificates of recognition to Mr. Kough and Mrs. Urquiza and drum majors Nigel Soriano and Joey Hotta.

**7. ORAL COMMUNICATIONS #1**

**7A.** Judy Brunetti, co-president of Riviera Homeowners Association, requested that the City Council consider adopting an ordinance regulating vegetation for the protection of views in the Hillside area and submitted a petition in favor of such action.

**7B.** Mark Stephenson, resident, contended that approximately \$1.5 million from Water and Sewer Enterprise Funds were improperly used to pay off Redevelopment Agency Debt in violation of Proposition 218, citing 1<sup>st</sup> Quarter 2012-2013 Budget Review documents dated December 2012. He urged that this improper use of funds be rectified.

**8. CONSENT CALENDAR**

**8A. JANUARY 2013 MONTHLY INVESTMENT REPORT**

**Recommendation**

Recommendation of the City Treasurer that City Council accept and file the monthly investment report for January 2013.

**8B. APPROVAL OF FINAL PARCEL MAP NO. 67559**

**Recommendation**

Recommendation of the Community Development Director that City Council:

- 1) Approve Final Parcel Map No. 67559; and
- 2) Accept a 3' wide public street easement for the length of the northerly property line on 239th Street.

This Final Parcel Map allows the creation of a flag lot subdivision containing two parcels. The project is subdivided by Sanjiv Badhwar, located at 2344 239th Street, and the map substantially conforms to and meets all conditions of approval of the Tentative Map.

**8C. SUBSIDY OF RENTAL FEES FOR USE OF VARIOUS CITY FACILITIES**

**Recommendation**

Recommendation of the City Manager that City Council subsidize rental fees for the use of Toyota Meeting Hall, Recreation Center Auditorium, Assembly Rooms, George Nakano Theatre, Torino Plaza and Recreation Center kitchen and Armstrong Theatre, in the amount of \$1,534.25 for the Southern California Orchestra and Band Association Music Festival to be held March 25, 2013.

**MOTION:** Councilmember Sutherland moved for the approval of Consent Calendar Items 8A through 8C. The motion was seconded by Councilmember Brewer and passed by unanimous vote.

**10. PLANNING AND ECONOMIC DEVELOPMENT**

**10A. AGREEMENT RE DEVELOPMENT OF CITY-OWNED PROPERTY AT 1640 CABRILLO AVENUE**

**Recommendation**

Recommendation of the Community Development Director that City Council adopt a Resolution approving a Disposition and Development Agreement with Meta Housing Corporation for the development of a mixed-use workforce housing project for city-owned property at 1640 Cabrillo Avenue. (APN 7355-030-901, 902, 903, 904)

With the aid of slides, Planning Manager Lodan briefly reviewed the terms of the proposed Disposition and Development Agreement with Meta Housing Corporation for the development of city-owned property at 1640 Cabrillo Avenue and provided background information about the mixed-use workforce housing project, which was approved by the Planning Commission for this site.

Mayor Scotto and Councilmembers Brewer, Furey, Numark, Sutherland and Rhilinger disclosed that they had met with representatives of Meta Housing Corporation to discuss this project at various times.

In response to Councilmember Brewer's inquiry, Planning Manager Lodan reported that rents will range from \$465 for one-bedroom units to \$1200 for three-bedroom units and income limits range from \$18,000 annually for a single-person household to \$68,000 annually for a family of four. He related his understanding that there is no limit on how long someone may live in one of the units.

Expressing support for the project, Councilmember Sutherland stated that it will clean up a blighted area and provide housing for hardworking citizens at no cost to the City.

Councilmember Rhilinger clarified that the City purchased the land for the project so there was some cost involved.

Mayor Scotto expressed the hope that the Meta Housing will be able to secure tax credits and obtain financing so the project can go forward, relating his belief that it would be a great improvement to the downtown area. He clarified that the funds used to purchase the property were Redevelopment funds.

Councilmember Furey commented positively on the project, noting that the City was fortunate to find a developer that was willing to go forward with the project after Redevelopment Agencies were dissolved by the State, thereby eliminating funding for it.

In response to Councilmember Numark's inquiry, Planning Manager Lodan confirmed that funds associated with the project must be used for housing per prior and current Redevelopment regulations.

Mark Stephenson, resident, requested clarification as to whether all Torrance Redevelopment Agency debt has been assumed by the City.

Assistant City Attorney Sullivan advised that it is a very complicated situation with regard to which debts/assets now belong to the City and which debts/assets belong to the State.

Mr. Stephenson requested, and was provided with, information about the cash flow to the City from the project.

**MOTION:** Councilmember Furey moved to concur with the staff recommendation. The motion was seconded by Councilmember Sutherland and passed by unanimous vote.

#### **RESOLUTION NO. 2013-18**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE  
APPROVING A DISPOSITION AND DEVELOPMENT AGREEMENT BETWEEN  
THE CITY OF TORRANCE AND CABRILLO FAMILY APARTMENTS, L.P. FOR  
THE LEASE AND DEVELOPMENT OF CERTAIN REAL PROPERTY IN THE  
DOWNTOWN PROJECT AREA LOCATED AT 1640 CABRILLO AVENUE; AND  
AUTHORIZING THE EXECUTION AND IMPLEMENTATION OF SAID  
DISPOSITION AND DEVELOPMENT AGREEMENT

**MOTION:** Councilmember Rhilinger moved for the adoption of Resolution No. 2013-18. The motion was seconded by Councilmember Barnett and passed by unanimous vote.

#### **12. ADMINISTRATIVE MATTERS**

##### **12A. ADDITIONAL FUNDING FOR PACIFIC ELECTRIC RAILROAD BRIDGE REHABILITATION AND IMPROVEMENT PROJECT**

###### **Recommendation**

Recommendation of the Public Works Director that City Council authorize an additional appropriation (funding) and expenditure of \$53,650 from the unappropriated capital improvement funds to the I-125 Pacific Electric Railroad Bridge Rehabilitation and Beautification Project with a new not to exceed project cost of \$398,650.

Associate Civil Engineer Reis reported that spalls on the bridge are much more extensive than originally estimated and in order to cover the cost of repairing them, staff has provided two options: 1) Delete the architectural lighting component from the project; or 2) Appropriate \$53,650 to the project contingency. She noted that the contractor is working with staff on an alternative method to repair the spalls in order to decrease the cost, however the historical preservationist overseeing the project must approve this other method. She reported that the bridge is structurally sound, but staff is concerned about the hazard of falling concrete from the spalls on pedestrians and cars below.

Mayor Scotto expressed concerns about the significant increase in the cost to repair the bridge since the original estimate one year ago.

Public Works Director Beste explained that the initial estimate by the County was not detailed and the extent of the damage was not revealed until ivy covering the bridge was removed.

Engineering Manager Overstreet noted that the original intention was to retain the ivy.

Councilmember Brewer indicated that he favored going forward with the lighting component in order to deter graffiti.

Councilmember Sutherland voiced objections to funding this increase, relating his belief that the contractor who bid on the project should have done a better job of surveying the condition of the bridge and should be held responsible for completing the project at the originally bid price.

City Manager Jackson clarified that the contractor bid on the project based on a certain level of repairs and if the City holds the contractor to this bid, only the most risk-prone areas will be repaired.

Councilmember Rhilinger stated that while she was not happy with the cost increase, she felt it was necessary to go forward with the repairs because the deteriorating concrete has become a safety hazard. Noting that the project includes an anti-graffiti coating, she suggested the possibility of deferring the lighting component to a later date.

Councilmember Barnett indicated that he was inclined to support the additional funding to address safety issues and defer the lighting component, but expressed concerns that costs could again be increased.

Public Works Director Beste expressed confidence that all the necessary repairs can be completed under the new contract amount, but noted that this does not guarantee that additional repairs will not become necessary at some point in the future since this is a 100 year-old bridge.

Engineering Manager Overstreet advised that the added cost will be approximately 35% less if the spalls can be repaired using a pneumatic application rather than repairing them by hand so the entire \$53,650 may not be required.

In response to Councilmember Numark's inquiry, Engineering Manager Overstreet provided clarification regarding the bidding process and City Manager Jackson confirmed that the repair of the spalls has become a safety issue.

Councilmember Numark indicated that he was inclined to approve the repair of the spalls and delay the lighting component.

Councilmember Furey noted that the original intent of this project was to repair the iconic bridge for the City's centennial celebration, however, the cost has grown way beyond original estimates. He voiced his opinion that the Council had no choice but to complete the project because the bridge will continue to deteriorate if repairs are not completed and then it will cost even more to fix it and people will be put in jeopardy in the meantime.

Mayor Scotto expressed concerns that the project does not include coating the entire bridge with a sealant to prevent further erosion and recommended that this option be explored.

Janet Payne, resident, voiced support for spending whatever is necessary to preserve this historic bridge and stressed the need to do it right. She related her experience that it's not uncommon to run into unforeseen problems when restoring historic structures.

Mayor Scotto reiterated his recommendation that the entire bridge be sealed, and Engineering Manager Overstreet agreed to discuss this with the contractor and the historic preservationist.

Councilmember Furey noted that sealants usually have to be reapplied periodically so the City may wish to budget for this in the future.

**MOTION:** Councilmember Brewer moved to approve the additional \$53,650 funding for the repairs and to direct staff to explore sealing the entire bridge to prevent further erosion. The motion died for lack of a second.

**MOTION:** Councilmember Rhilinger moved to deny additional funding for the project, with existing funds to be used for the repairs; to delay the lighting component; and to direct staff to work with the contractor and the historic preservationist to determine the feasibility and cost of applying a sealant to the entire bridge and report back to the Council. The motion was seconded by Councilmember Barnett and passed as reflected in the following vote:

YES: Councilmembers Barnett, Brewer, Furey Rhilinger and Mayor Scotto

NOES: Councilmembers Numark and Sutherland

## **12B. PURCHASE OF RADIO READ WATER METER REGISTERS**

### **Recommendation**

Recommendation of the Public Works Director that City Council:

- 1) Appropriate \$2,697,750 from the Water Enterprise Fund Balance for the purchase of radio read water meter registers; and
- 2) Authorize a purchase order with Equarius Waterworks, Inc. of Torrance, CA for 22,000 radio read water meter registers in the amount of \$2,697,750, including sales tax.

Public Works Director Beste reported that water meter registers, which record water usage data, are scheduled for replacement throughout the Torrance Municipal Water service area and staff had originally proposed a phased-in approach to replacing the registers, but current market pricing negotiated with the product distributor makes it more cost effective to replace all registers at once. He noted that the new devices are radio read and will therefore require significantly less meter reading time.

Responding to questions from the Council, Public Works Director Beste reported that it will take approximately 18 months to replace all of the registers, which will be done by in-house personnel, and it will be done on a section-by-section basis.

Councilmember Numark stressed the need to do a thorough analysis of staffing levels once the new registers have been installed.

In response to Mayor Scotto's inquiry, Public Works Director Beste reported that usage data from the registers is gathered as vehicles drive by the meters and this can be accomplished by installing equipment on existing city vehicles, such as street sweepers.

Mark Stephenson, resident, requested information regarding billing cycles, billing units and leak detection, which was provided by Public Works Director Beste.



**MOTION:** Councilmember Furey moved to concur with the staff recommendation. The motion was seconded by Councilmember Brewer and passed by unanimous vote.

**12C. NORTH TORRANCE WELL FIELD PROJECT – PHASE 1**

**Recommendation**

Recommendation of the Public Works Director that City Council award a consulting services agreement to AECOM Technical Services, Inc., in the amount of \$65,571 and approve an additional appropriation of \$1,790,571 for the design and construction of the North Torrance Well Field Project, CIP I-108, Phase 1, with a new not to exceed project cost of \$2,520,571.

Emmanuel Martin, Public Works Department, provided an overview of the North Torrance Well Field Project, Phase 1. He noted that since the well field is located behind Yukon Elementary School, the work will be completed during summer vacation.

Responding to questions from the Council, Public Works Director Beste provided clarification regarding funding for the project and confirmed that it will result in significant savings in the cost of water.

**MOTION:** Councilmember Furey moved to concur with the staff recommendation. The motion was seconded by Councilmember Numark and passed by unanimous vote.

**16. SECOND READING ORDINANCES**

**16A. SECOND AND FINAL READING OF ORDINANCE NO. 3761**

**ORDINANCE NO. 3761**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE AMENDING SECTIONS 41.3.1 AND 41.4.1 OF THE TORRANCE MUNICIPAL CODE RELATED TO ISSUANCE OF DOG LICENSE AND RABIES VACCINATION REQUIREMENTS

**MOTION:** Councilmember Rhilinger moved for the adoption of Ordinance No. 3761. The motion was seconded by Councilmember Barnett and passed by unanimous vote.

**16B. SECOND AND FINAL READING OF ORDINANCE NO. 3762**

**ORDINANCE NO. 3762**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE AMENDING SECTION 11.2.6 OF THE TORRANCE MUNICIPAL CODE RELATED TO ISSUANCE OF CITATIONS

**MOTION:** Councilmember Rhilinger moved for the adoption of Ordinance No. 3762. The motion was seconded by Councilmember Barnett and passed by unanimous vote.

**16C. SECOND AND FINAL READING OF ORDINANCE NO. 3763**

**ORDINANCE NO. 3763**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE AMENDING SECTIONS 41.3.2 AND 41.3.3 OF THE TORRANCE MUNICIPAL CODE RELATED TO DOG LICENSING FEES AND REPLACEMENT DOG TAG FEES

**MOTION:** Councilmember Rhilinger moved for the adoption of Ordinance No. 3763. The motion was seconded by Councilmember Barnett and passed by unanimous vote.

**17. ORAL COMMUNICATIONS #2**

**17A.** Mayor Scotto recognized members of Boy Scout Troop 413 who were present at the meeting.

**17B.** Councilmember Sutherland requested that staff provide information regarding Mark Stephenson's comments under Oral Communications #1.

**17C.** Councilmember Barnett with the concurrence of Council, requested that staff bring forward an item to waive fees for the use of City facilities for a girls softball tournament.

**17D.** Councilmember Brewer announced that the Torrance Education Foundation will be holding the annual Celebrate Education dinner on March 29 at the Marriott Hotel, with additional information available at [www.TorranceEducationFoundation.org](http://www.TorranceEducationFoundation.org) or 310.972.6418.

**17E.** Councilmember Brewer announced that the Torrance Cultural Arts Foundation will be presenting "Dancing with the South Bay Stars" on Saturday, March 16, at the Armstrong Theatre.

**17F.** Councilmember Furey announced that Toyota Motor Sales USA has generously donated a 2013 Lexus hybrid to be raffled off at the Celebrate Education dinner, noting that tickets are \$30, \$20 of which goes directly to the designated school organization.

**17G.** Councilmember Furey announced that the Torrance Fire Fighter Association will be holding its 41<sup>st</sup> annual spaghetti dinner benefiting the Alisa Ann Ruch Burn Foundation on Saturday, March 9, from 4:30-8:00 p.m. at the Ken Miller Recreation Center.

**17H.** Councilmember Furey offered an Irish toast in honor of St. Patrick's Day.

**17I.** Mayor Scotto announced that the Torrance Theatre Company will be presenting "Twelve Angry Men" beginning this weekend.

**17J.** Mayor Scotto reported that a ribbon-cutting ceremony was held earlier this week for the Children's Hospital of Los Angeles satellite location at the corner of Torrance Boulevard and Madrona Avenue, which will greatly benefit residents.

**18. EXECUTIVE SESSION**

Considered earlier in the meeting, see page 1.

**19. ADJOURNMENT**

At 9:22 p.m. City Council adjourned to Tuesday, March 12, 2013 at 5:30 p.m. for an executive session, with the regular meeting commencing at 7:00 p.m. in the Council Chamber.

###

Attest:

/s/ Frank Scotto  
Mayor of the City of Torrance

/s/ Sue Herbers  
Sue Herbers, CMC  
City Clerk of the City of Torrance

Approved on April 9, 2013

Sue Sweet  
Recording Secretary